

**Lexington Mews Association  
Board Meeting – Open Session  
September 17, 2020**

**Approved Minutes**

The meeting was called to order at 7:35 PM.

Present were Cory Plock (Board Member/President), Marie Meliksetian (Board Member/Vice-President/Treasurer), Doug Brown (Board Member/Secretary) and Michael Chun (Board Member/Director).

Also, in attendance was Julie Aurrichio and Art Stueck of REI Property and Asset Management.

The meeting was held via teleconference.

**Homeowners Open Forum:**

Unit 1004 - inquired about why he cannot hang a swing from the tree in front of his Unit. REI to send a written response on behalf of the board.

**Ratification of the minutes:**

Marie M. made a motion to accept the Open Session Minutes from the August 20, 2020 Open Session meeting. Doug B. seconded the motion. All present voted in favor of the motion. REI to send Cory P. a PDF copy of the approved Open Session Minutes to post on the Association's website.

**Warning Letters:**

All warning letters were reviewed.

**REI's report on follow-ups from the last board meeting:**

Board to review the revised paving specifications received from Falcon Group.

REI to follow-up with HVAC vendors regarding recommendations for the water closets heating system and alarms.

It was noted that the fence behind where the sign is needs to be painted.

REI to contact Yankee Painting as the bricks that hold the sign need to be whitewashed along with the entranceway by the bus stop. If he has not done this type of work before, REI to contact someone else.

It was noted that Marketritaville (Speedi Sign) ordered the new front sign on 9/2/20 and will take about 4-6 weeks to be completed.

REI to follow up on obtaining 3 gutter cleaning quotes for the fall.

REI to send Michael C. the PDF scans of the monthly invoices for 2020 so he can review the landscaping invoices.

REI to request this years soil test results from Sunburst and provide to board when received.

REI to follow up with the owners who have expiring leases. REI to review and revise the wording on the letters requesting lease copies.

REI to continue the budget draft process.

REI to arrange for pool closing and winterization and have heater turned on.

REI to contact United Alarm and obtain directions on how to use the new key fobs.

### **Financials:**

The August 30, 2020 financials were reviewed.

REI to send Marie M. the PDF scans of the monthly invoices for 2020 so she can review the maintenance and repair invoices.

### **Work Orders:**

No actions items.

### **New Business:**

REI to update the resale log. The type of Unit is longer being provided.

REI to check if Unit 3104 did a resale if they were charged the capital contribution.

Cory P. to update the [pm@lexingtonnews.com](mailto:pm@lexingtonnews.com) email with the new REI contact emails for Julie and Ricardo.

REI to send out the proposed flag rule change for notice and comment.

REI to send out notification to owners about the upcoming tree work.

It was noted that Unit 1505 just received approval to replace their front door. REI to ask them for specifics on the door they use so it can be noted in the association files and provided to other owners when needed/requested. Unit 2007 stated that he has information on the screen door he replaced and will provide it to the board.

It was noted that there is a large whole, on the right, that needs to be filled when leaving the complex.

Marie M. made a motion not to renew the CD in the amount of about \$263,000.00. Doug B. seconded the motion. All present voted in favor of the motion. Marie M will handle the paperwork.

Board will obtain information from local banks on loans.

REI to schedule a roll off dumpster and arrange for an attendant. The dumpster should be located at the end of the road near 2100 building.

### **Proposals:**

Marie M. made a motion to approve the REI proposal of \$1,369.75 to replace pavers at the entranceway. Doug B. seconded the motion. All present voted in favor of the motion.

Marie M. made a motion to approve the Sunburst proposal of \$16,218.38 to do tree work. Doug B. seconded the motion. Cory P. voted in favor of the motion and Michael C. voted no.

Marie M. made a motion to approve the Sunburst proposal of \$2,022.78 to do tree work/clean up around the tennis courts. Doug B. seconded the motion. Cory P. voted in favor of the motion and Michael C. voted no.

Doug B. made a motion to approve the REI proposal of \$8,448.25 to address water getting into the garage of Unit 1002. Marie M. seconded the motion. All present voted in favor of the motion.

**Fines/Pass throughs:**

Doug B. made a motion to the post the charge of \$465.81 to Unit 1806 account ledger for the cost incurred to repair melted siding. Michael C. seconded the motion. All present voted in favor of the motion.

Doug B. made a motion not to post the fine of \$100 to Unit 2304 as the owner advised the tenant has moved out. Michael C. seconded the motion. All present voted in favor of the motion.

Marie M. made a motion to adjourn the meeting at 9:33 PM. Doug B. seconded the motion. All present voted in favor of the motion.